Layout Application - Final Approval Letter

Roc No: Resolution No.108/2025, Dt.12.08.2025

Date: 8/16/25 9:05 AM

From:

Village Panchayat

RAMANAICKENPALAYAM

To :

NIVETHANA PROMOTERS PVT,
No.69 KARUMAARAMPALAYAM,
UTHUKULI ROAD,
Tiruppur
Tiruppur District-641 607.

Online Application Number: X5ESNB5C

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Attur Panchayat Union – Ramanaicken Palayam Panchayat and Village - Acknowledging and approving to an extent of 9.945 Acre or 40245.987 Sq.m in the Land Bearing S.F.No: 301/1A1A, 302/3A1, 302/4A1A Appamasamudram Village and S.F.No: 403/1, 403/2A, 404/4, 404/6 Ramanaicken Palayam(South) Village / Appamasamudram Panchayat 1 to 125 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant NIVETHANA PROMOTERS PVT, Application Ref No: SLM/X5ESNB5C/36115/2025, Dated:04.01.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Salem vide Letter No.E2/19783/2024, and No.E2/19786/2024, Dated: 03.01.2025. (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. District Town and Country Planning Office, Salem District Letter No: SLM/X5ESNB5C/36115/2025/TCP (Road pattern issued on dated: 11.01.2025)
6. Applicant NIVETHANA PROMOTERS PVT Application Ref.No: SLM/X5ESNB5C/36115/2025/TCP, (Gift deed document No:317/2025 and 318/2025, Dated:23.01.2025 (LOCAL BODY) &(TANGEDCO).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

8. G.O.18, Department of Municipal Administration and Water Supply, Dated04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated 07.01.2022.
14. Demand payment Request Letter, Dated:27.01.2025(requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicant NIVETHANA PROMOTERS PVT Application Ref.No: SLM/X5ESNB5C/36115/2025/TCP, Dated.27.01.2025 (Payment of Development Charges, Sub Division Charges and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Tamil Nadu Gazette No.28, dated.10.07.2024.
18. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Attur Panchayat Union – Ramanaicken Palayam Panchayat and Village - Acknowledging and approving to an extent of 9.945 Acre or 40245.987 Sq.m in the Land Bearing S.F.No: 301/1A1A, 302/3A1, 302/4A1A Appamasamudram Village and S.F.No: 403/1, 403/2A, 404/4, 404/6 Ramanaicken Palayam(South) Village / Appamasamudram Panchayat 1 to 125 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 25/2025 Subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Salem District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Ramanaicken Palayam Village Panchayat with the document No.: 317/2025 and 318/2025 Dated 23.01.2025 registered at the Attur Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 8,66,336/- Payment Transaction ID: 11000289741721, Dated. 30/07/2025. Layout Inspection Fees - Rs. 1,25,000/- Payment Transaction ID: 11000289741721, Dated. 30/07/2025. Land Convergence Charges (3%) Market Value, . Rs.5,96,700. Challan No.20250802000613. Dated. 02.08.2025/- Totally 15,88,036/-
4. Ramanaicken Palayam Roc No. 2, Resolution No.108/2025, Dt.12.08.2025, Tuesday at 11.00 am, the ordinary meeting of Ramanaicken Palayam Panchayat Special Officer was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer, Ramanaicken Palayam Village Panchayat, Attur Panchayat union, Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/X5ESNB5C/36115/2025/2025/TCP, Dated. 27/01/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows PLANNING PERMISSION NO APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 25/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 2, Resolution No.108/2025, Dt.12.08.2025, Ramanaicken Palayam Village Panchayat, is granted unanimously.
Therefore, Subject to Specific Conditions, Salem District, Attur Panchayat Union, Ramanaicken Palayam Panchayat and Village - Acknowledging and approving to an extent of 9.945 Acre or 40245.987 Sq.m in the Land Bearing S.F.No: 301/1A1A, 302/3A1, 302/4A1A Appamasamudram Village and S.F.No: 403/1, 403/2A, 404/4, 404/6 Ramanaicken Palayam(South) Village / Appamasamudram Panchayat 1 to 125 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:

1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department SLM/X5ESNB5C/36115/2025/2025/TCP , Dated. 27/01/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 25/2025. All the Special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.
9. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Special Officer/ Block Development Officer(VP)
Ramanaicken Palayam Village Panchayat.

To.
NIVETHANA PROMOTERS PVT,
No.69 KARUMAARAMPALAYAM,
UTHUKULI ROAD,
Tiruppur,
Tiruppur District-641 607.

Copy to:
1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Sub-Registrar, Sub-Registrar Office, Attur, Salem District.
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.
4. The Assistant Director, Department of Land Survey and Records, Salem District.
5. Block Development Officer (VP), Attur Panchayat Union, Salem.
6. Panchayat Secretary, Ramanaicken Palayam Village Panchayat Office, Attur Panchayat Union.

Ramanaicken Palayam Village Panchayat

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Salem
Date:2025.08.16 09:05:35